





NORFOLK

Inter Departmental Memorandum

TO: City Council

THROUGH: Marcus D. Jones, City Manager

FROM:  George Homewood, AICP, Director of City Planning 

COPIES TO: Ronald G. Moore, Sr. Design & Rehabilitation Consultant

SUBJECT: Non Standard Lot Certificate – 413 Walker Avenue

DATE: April 24, 2015

Attached is a Certificate for a Nonstandard Lot authorizing development of a nonstandard lot consistent with the process authorized by Council in 2009. The approved design has been determined to be consistent with the character of the neighborhood in which it will be located.

Council requested this information be provided whenever development of a nonstandard lot has been authorized at the time the new ordinance was adopted.

Property Information

Location:	413 Walker Avenue	Neighborhood:	Berkley
Zoning:	R-8	Standard Lot Size:	50 Ft. x 100 Ft.
House Type:	2 Story Single Family	Proposed Lot Size:	25 Ft. x 100 Ft.
House Size: (Width x Depth)	23 Ft. x 42 Ft.	Square Footage:	1,932 Sq. Ft.

A copy of the Survey and the Front Elevation is included for your review.

For more information, please contact George Homewood, City Planning Director at 664-4747 or Ronald Moore, Sr. Design & Rehabilitation Consultant at 664-6778.



Office of Housing
Department of Planning and Community Development
Development Certification for Non-Standard Lots

Applicant Information

Applicant Name:	Kathan Corp.	Date of Application:	October 22, 2014
Mailing Address:	2624 Norris Lane		
City, State, Zip Code:	Chesapeake, VA 23321		
Phone Number:	757.435.0326	E-Mail:	

Property Information

Location:	413 Walker Avenue	Neighborhood:	Berkley
Zoning:	R-8	Standard Lot Size:	50 Feet x 100 Feet
House Type:	2 Story Single Family	Proposed Lot Size:	30 Feet X 100 Feet
Proposed House Size:	23 Feet x 42 Feet	Square Footage:	1932 SF

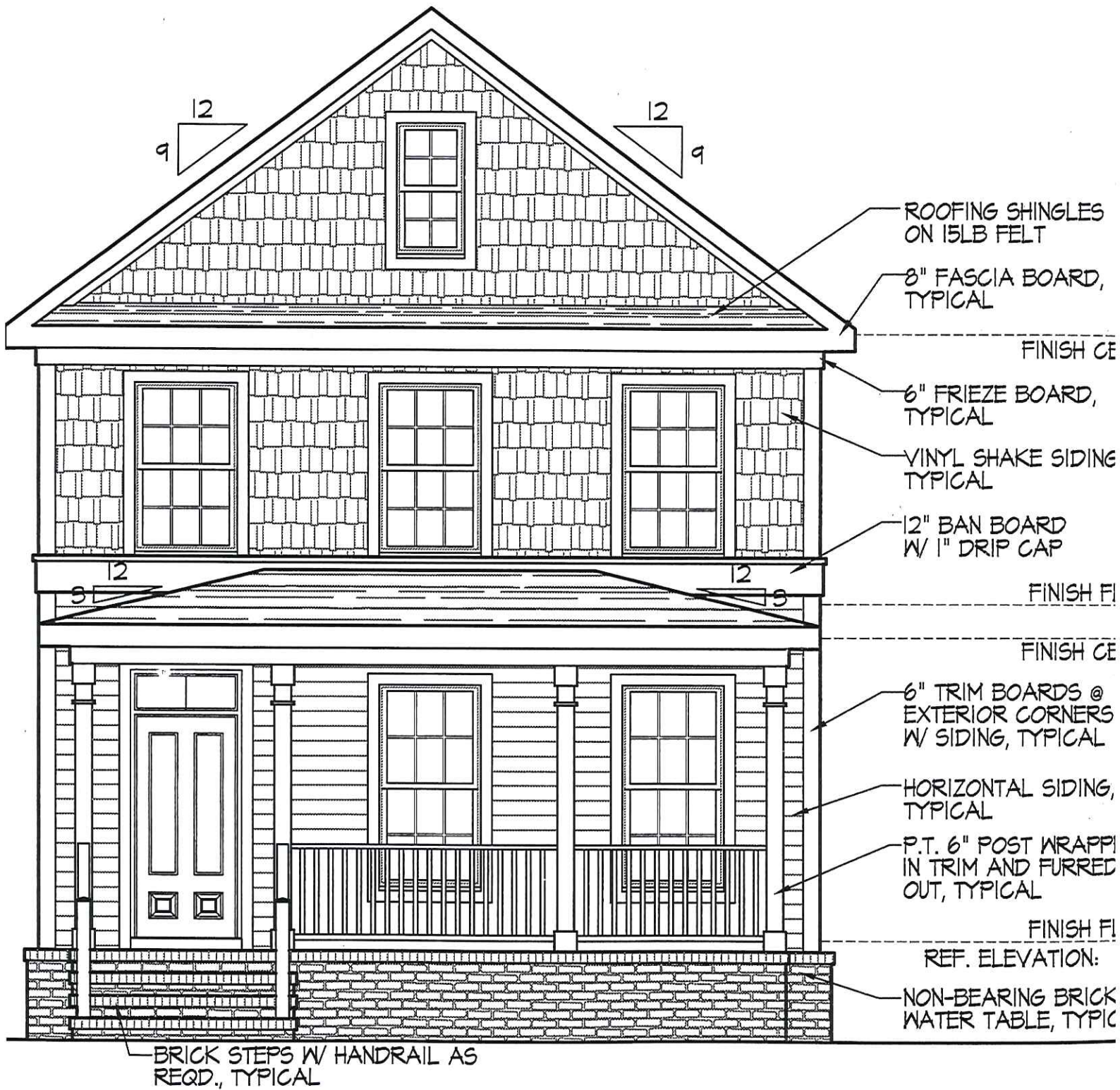
The proposed building plans and elevations for development of the site at 413 Walker Avenue and located in the Berkley neighborhood in Norfolk, Virginia has been determined to be in keeping with the character of the neighborhood using the standards established by City Council in Section 4-0.15 of the Zoning Ordinance, which include but are not limited to location and placement of windows, doors, roof(s), porch (es), columns, driveways, garage(s), and building height.

Please submit three sets of final plans and elevations to the Department of City Planning to be stamped "approved". After plans have been stamped, two sets of the approved plans will need to be presented to the Development Services Center for consistency with Building Code requirements and for issuance of the required building permits.

George Homewood
George Homewood, AICP, Director
City Planning

April 24, 2015
Date

BC: City Manager's Office
City Planning Director
Program Manager
Building Official



FRONT ELEVATION

1/4" = 1'-0"

